

SECTION 1 RESIDENTIAL DISTRICTS

9.01 **PH - PATIO HOME DISTRICT (ZA2001-0002)**

9.02 **GENERAL PURPOSE AND DESCRIPTION:**

The PH, Patio Home District is provided to allow for development of "zero lot line" homes in a modified residential district, which encourages greater use of the side yard areas. Clustered lot patterns with a common usable open space system can be incorporated as an integral part of the development. The minimum lot area shall be five thousand (5,000) square feet. The District is appropriate as a buffer between higher intensity uses and heavily traveled thoroughfares, and lower density residential uses.

9.03 **PERMITTED USES:**

A. Uses permitted in the PH District are outlined in Article II, Section 3.

1. Zero-lot line, or patio home, residential detached dwellings in a platted subdivision
2. Common open space, community center, recreational building and facilities provided they are incidental to the above-described residential uses and are approved on a final plat. The City Planning and Zoning Commission and City Council shall approve homeowner's association rules and by-laws.

9.04 **AREA REGULATIONS:**

A. **Size of Yards**

1. **Minimum Front Yard:** Twenty-five (25') feet
2. **Side Yard Regulations:** A minimum separation of ten (10') feet shall be maintained between the face of exterior walls of neighboring dwelling units.

a. **Minimum Side Yard:**

- **"Zero Side" Option** - Zero (0") inches on one side and ten (10') feet on the opposite side; fifteen (15') feet on corner lots adjacent to side street ; or
- **"Center" Option** - Seven (7') feet on both sides; fifteen (15') feet on corner lots adjacent to side street

b. **For lots with a "zero side":**

1. A roof overhang equipped with a gutter may extend a maximum of eight (8") inches into a neighboring property. No other roof overhangs or extensions from a wall may extend into a neighboring lot.
2. The closest exterior roofline to an adjacent property shall be storm guttered if the general slope of the roof falls toward the neighboring property. Gutters shall include returns to direct the water to the lot of origin.
3. A five (5') foot wide access, maintenance, and use easement shall be dedicated on the final plat for all lots adjacent to lots with a "zero side". The purpose of this

easement is to give the adjoining owner access for maintenance of his/her dwelling.

4. The majority of one side of the structure shall be located within three feet (3') of one side lot line. Building walls which are located adjacent to the "zero" side of the lot shall not have any doors, windows, ducts, grills, vents, or other openings. This requirement precludes exterior walls forming enclosures for courts, patios, or similar indentations to the "zero" wall.
 5. The "zero side" shall be designated on the final plat. All access, maintenance, and use easements shall be provided on preliminary and final plats.
3. **Minimum Rear Yard:** Twelve (12') feet; Twenty (20') feet for structure accommodating required off-street parking if provided from a dedicated street or private alley (also see Article IV, Section 7.04)

B. Size of Lots

1. **Minimum Lot Area:**

- **"Zero Side" Option** - Five thousand (5,000) square feet; or
- **"Center" Option** - Six thousand (6,000) square feet

2. **Minimum Lot Width:**

- **"Zero Side" Option** - Fifty (50') feet; or
- **"Center" Option** - Fifty-five (55') feet

3. **Minimum Lot Depth** - Ninety (90') feet

- C. **Minimum Dwelling Area** - One thousand eight hundred (1,800) square feet, see Article IV, Section 9.02. (This requirement applies to properties where a final plat has not been approved by February 2, 1999.)

- D. **Maximum Height** - Two and one-half (2½) stories no greater than forty (40) feet

- E. **Maximum Lot Coverage:** Fifty-five percent (55%) total, including main and accessory buildings

F. **Parking Regulations:**

1. **Residential Units** - Two (2) spaces on the same lot as the main structure
 - a. See Off-Street Parking and Loading Requirements, Article IV, Section 4

G. **Other Regulations**

1. Accessory Building and Use Regulations, Article IV, Section 7
2. Special and Additional Supplementary Regulations, Article IV, Section 9
3. Screening Fences and Wall Standards, Article IV, Section 5

9.05 **USABLE OPEN SPACE REQUIREMENTS (ZA2002-0021)**

Each parcel of land, developed under PH standards, shall provide usable open space totaling fifteen percent (15%) of the area of a PH development. The fifteen percent (15%) shall be computed on the

percentage of total platted area in a PH subdivision, excluding thoroughfares with right-of-way greater than 60 feet. Areas provided as usable open space shall meet the following criteria:

- A. All residential lots must be located within 1,200 feet of usable open space as measured along a street. In order to preserve native trees or should a property have unique topography, size, or configuration, this distance may be increased by the Planning & Zoning Commission and/or City Council.
- B. All open space areas shall be minimum of 20,000 square feet with no slope greater than 10% and no width less than 50 feet. The Planning & Zoning Commission and/or City Council may give full or partial credit for open areas that exceed the maximum slope or which are otherwise unusable, if it is determined that such areas are environmentally or aesthetically significant.
- C. Open space areas must be easily viewed from adjacent streets and homes. Open space areas must abut a street on a minimum of 33% of the perimeter of the open space. However, the perimeter street requirement may be reduced to 28% with Planning & Zoning Commission approval of the preliminary plat when:
 - preserving native trees;
 - preserving natural geographic features; or
 - physical constraints such as overall property size, configuration, or topography exist.
- D. Landscaping, sidewalks, and amenities such as tennis courts and swimming or wading pools may be located within usable open space areas. Open space areas containing buildings other than gazebos and pavilions, driveways, parking areas, overhead electrical transmission lines, and drainage channels and detention areas shall not be calculated as usable open space.
- E. Open space shall contain one minimum three (3") inch caliper shade tree for every 1,000 square feet of required open space. The tree shall be maintained in a healthy and growing condition, and must be replaced with trees of similar variety and size if damaged, destroyed, or removed. A landscape plan must be approved prior to approval of the final plat.

The Planning & Zoning Commission and/or City Council may prohibit the creation of any common open space area if it is determined that such area would be a security or safety concern, difficult to maintain, or an unreasonable financial burden to the homeowners association.

9.06 **MAINTENANCE REQUIREMENTS FOR COMMON AREAS**

In accordance with the Subdivision Ordinance, a Homeowners' Association (HOA) shall be established to maintain open space, recreational areas, and other commonly owned facilities. Prior to approval of a final plat, a document establishing the HOA shall be submitted to the city for review and approved by the City Attorney for conformance with this and other applicable ordinances.